

Short-Term Rental Zoning and Registration Ordinances

City Council briefing
April 4, 2023



City of Dallas

Andreea Udrea, PhD, AICP
Assistant Director
Planning and Urban Design

Chris Christian, Director
Code Compliance Services

Jeremy Reed, Assistant Director
Code Compliance Services

Presentation Overview



- Presentation Purpose
- Background
- CPC Recommended Zoning Ordinance
- Quality of Life Information Request
- Proposed Registration Ordinance
- Proposed Regulations
- Resource Needs



Purpose



- Provide City Council with an update of the Short-Term Rental Zoning Ordinance (Chapter 51A) process and recommendation of the City Plan Commission
- Provide Code Compliance's summary of recommendations regarding the registration ordinance and enforcement process



Timeline (2020-2021)



2020- 2020

- June – December meetings of the Quality of Life, Arts and Culture Committee (QLAC) STR Task Force

2021

- January: briefing at QLAC
- February: closed session briefing at QLAC
- March: briefing at QLAC
- May: public comments at City Council
- November – December: QLAC STR Task Force

CPC separate action:

- **December: City Plan Commission authorized code amendment to define STRs as “Lodging Use”**



Timeline - 2022



2022

- January - February: QLAC Task Force
- May 4, June 1, June 15: City Council briefings
- June 7: memorandum signed by 5 City Council Members to City Manager

ZOAC/CPC

- June - September: Zoning Ordinance Advisory Committee meetings(ZOAC)
- October 4: ZOAC recommendation to City Plan Commission (CPC)
- November: CPC Briefing (+executive session)
- December 8: CPC Public Hearing and Action



Case DCA212-002



- City Plan Commission **authorized code amendment** on *December 2, 2021*:
 - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, “Lodging Uses” and Section 51A-4.205 “Lodging Uses” to **define a new use called “Short-term rental lodging” and related regulations.**
- City Plan Commission recommendation on *December 8, 2022*:
City Plan Commission **voted (9-4; 2 places vacant) to recommend to City Council** an amendment to Section 51A-4.205. LODGING USES for the following:



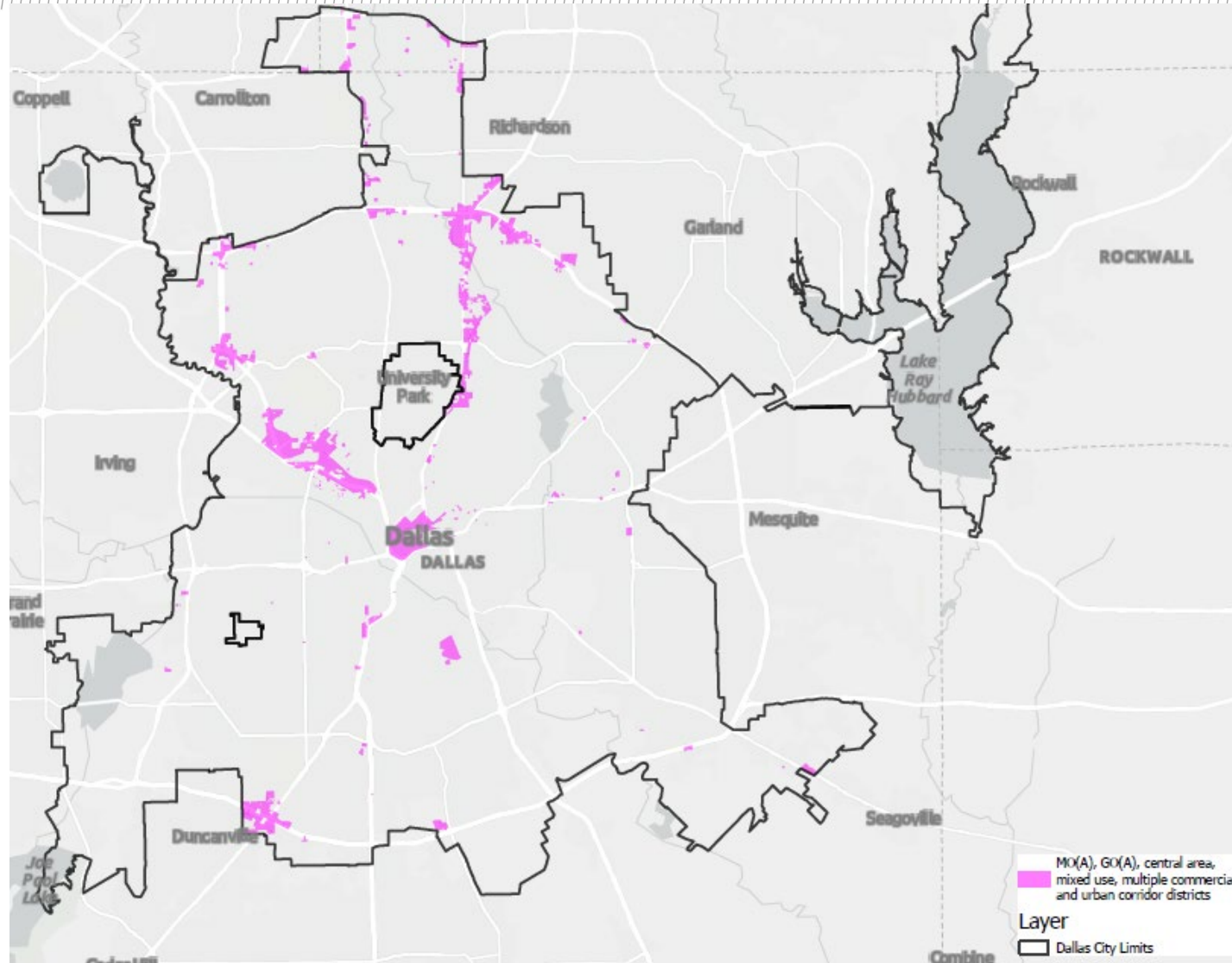
CPC Recommended Zoning Ordinance (cont'd)



- **Definition:** A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.
- **Districts permitted:** By right in Mid-Range Office (MO(A)), General Office (GO(A), central area, mixed use, multiple commercial, and urban corridor districts. ***{Non-residential districts}***
- **Required off-street parking:** One space per full or partial unit rented to occupants.



CPC Recommended Zoning Districts



CPC Recommended Zoning Ordinance (cont'd)



- This use must comply with Chapter 42B, “Short-Term Rentals” of the Dallas City Code. (*new chapter for regulations)
- The number of short-term rentals in a single unit may not exceed one.
- A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or **any other use** unless located in a zoning district in which the use is permitted and a Certificate of Occupancy is issued for the use.



CPC Recommended Zoning Ordinance (cont'd)



- Short-term rental lodging is prohibited in a multifamily structure or development that has received and utilized a development bonus under Division 51A-4.1100 “Mixed Income Housing.”



CPC/ZOAC Discussion – Accessory Use



- **ZOAC:** Accessory use option requested by ZOAC. Voted to not move item forward.
 - Allow the use of a property as an STR *only* if there is a primary resident that lives at the property (established by homestead exemption, voter registration, etc.)
- **CPC:** Accessory use discussion requested by CPC. Briefed and discussed at December 8, 2022 CPC meeting. No action taken.



CPC Recommended Purpose Statement



To establish regulations to protect the health and safety of occupants of short-term rental properties, to protect the integrity of the districts in which short-term rental properties operate, and to preserve the neighborhood character of residential districts within the city and to minimize adverse impacts to the housing supply caused by the conversion of residential units to transient use.

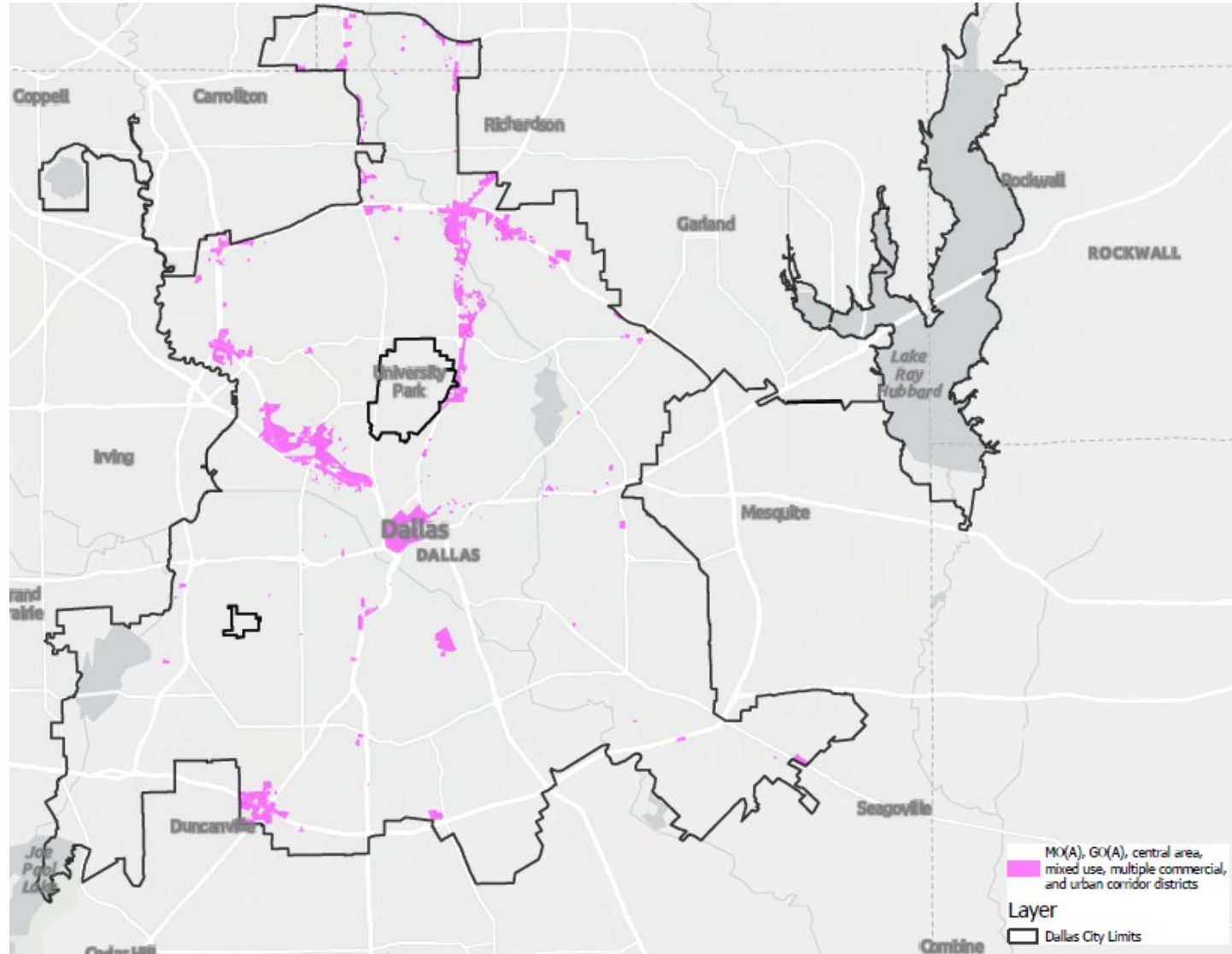
Written by and recommended approval by CPC to include in enacting ordinance, not in Chapter 51A.



CPC Recommended Zoning Districts



- **Districts permitted:** By right in Mid-Range Office (A), General Office(A), central area, mixed use, multiple commercial, and urban corridor districts.
- There may be existing single family or multifamily neighborhoods in these zoning districts.



STRs and Zoning Districts

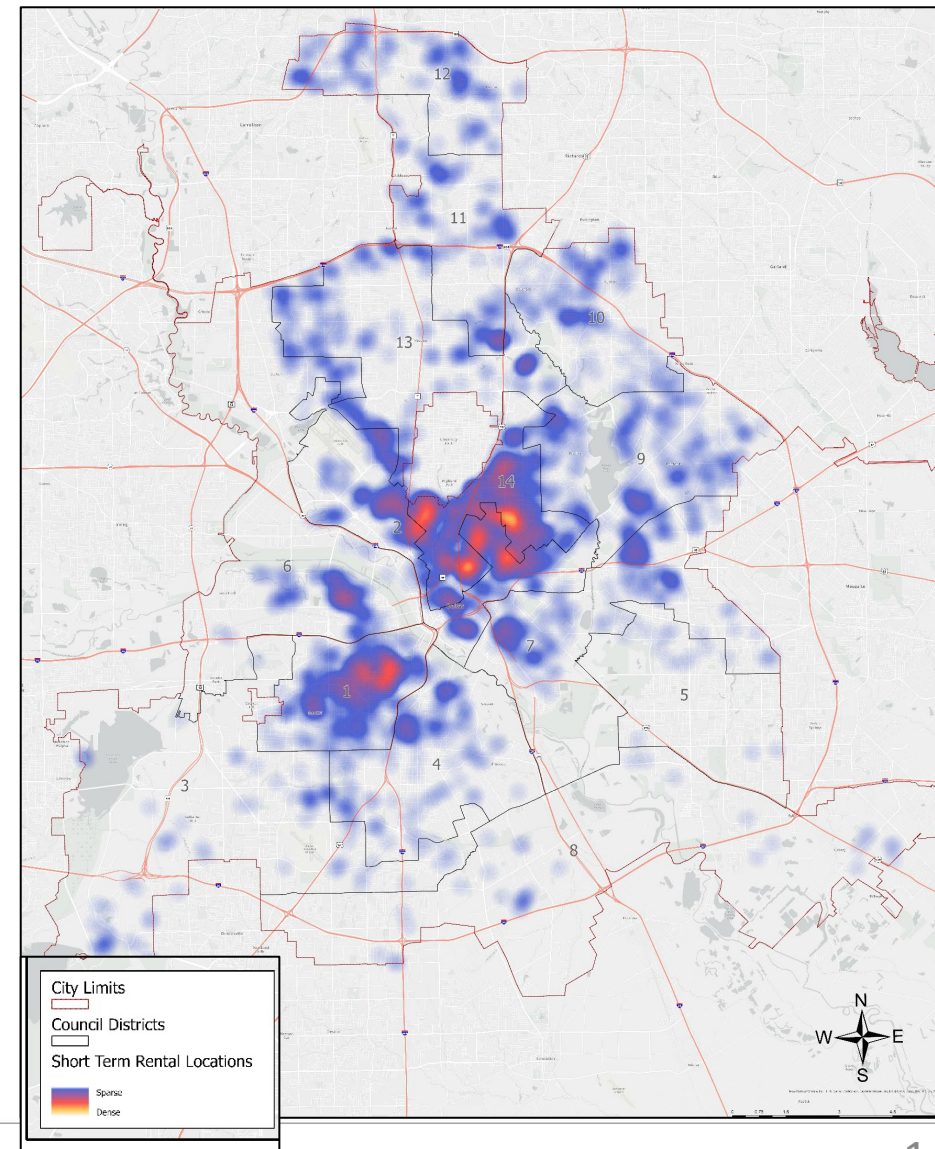


Short-Term Rentals by Zoning District		
Zoning District	Number of Active / Pending STRs	Zoning District Share of STRs
A(A)	1	0%
CA-1(A)	18	1%
CD	146	6%
CH	1	0%
CR	23	1%
CS	7	0%
D(A)	80	3%
GO(A)	1	0%
IR	1	0%
LO-1	2	0%
MF-1(A)	84	3%
MF-2(A)	238	9%
MF-3(A)	6	0%
MU-1	7	0%
MU-2	15	1%
MU-3	6	0%
MU-3(SAH)	1	0%
NS(A)	2	0%
PD	919	35%

Short-Term Rentals by Zoning District		
Zoning District	Number of Active / Pending STRs	Zoning District Share of STRs
R-1/2ac(A)	7	0%
R-10(A)	94	4%
R-13(A)	4	0%
R-16(A)	34	1%
R-1ac(A)	4	0%
R-5(A)	119	5%
R-7.5(A)	711	27%
RR	3	0%
TH-1(A)	11	0%
TH-2(A)	24	1%
TH-3(A)	40	2%
WR-5	3	0%
Total	2,612	

Under CPC's recommendation, approximately 48 (1.8%) operating STRs would be permitted, assuming registration with Code Compliance Services. This calculation does not include PDs.

Data source: Dallas City Controller's Office [STR locations]; Planning & Urban Design [zoning districts]. August 2022.



Public Comment



- ZOAC (6 meetings; 1 meeting just for public input)
 - 209 Registered speakers
 - 298 Emails
- CPC (1 meeting with public input)
 - 109 Registered speakers
 - 166 Emails



Quality of Life Request – Opt-In Option



- ADU opt-in option process:
 - Property owners of a majority of the lots in the proposed overlay of sign petition
 - Area with 50+ single family homes or entire original subdivision, if less than 50 homes
 - Follows modified re-zoning hearing procedures: neighborhood meeting, CPC, then Council
- No opt-ins have been requested





Proposed Registration Ordinance (Chapter 42B)

Chris Christian, Director
Code Compliance Services
City of Dallas



Summary of Proposed Registration Ordinance



- Add new Chapter 42B – Short- Term Rentals
- Require all STR owners/hosts to:
 - **Register annually through application**
 - Owner/operator, address, telephone number, property address, owner's driver's license number
 - HOT registration number
 - Acknowledgement of occupancy limits, parking requirements, noise limitations, and revocation process
 - Permission to host if not operated by owner



Summary of Proposed Registration Ordinance



Add new Chapter 42B – Short- Term Rentals

- Require all STR owners/hosts to:
 - **Pay annual registration fee - \$248.00**
 - Registration expires one year after registration date or when ownership changes
 - **Allow initial inspection of property** upon application and for renewal
 - If initial inspection violations exist, **\$144.00 reinspection fee**
 - Property may qualify for the Self Certification program
 - If no code violations within previous 12 months



Summary of Proposed Registration Ordinance



Add new Chapter 42B – Short- Term Rentals

- Require all STR owners/hosts to:
 - **Be a good neighbor**
 - Adhere to occupancy limits of three people per bedroom
 - No amplified sound equipment audible beyond property line between the hours of 10:00 pm – 7:00 am
 - Minimum rental period – two nights
 - Limit maximum number of motor vehicles to the number of available off-street parking spaces
 - Public listings/advertisement must include rental registration number, occupancy limits, noise limits, number of vehicles allowed, and city regulations related to parking on unapproved surfaces and oversized vehicles



Summary of Proposed Registration Ordinance



Add new Chapter 42B – Short- Term Rentals

- Require all STR owners/hosts to:
 - **Provide name of emergency contact**
 - Identify local responsible party
 - May be contacted 24 hours a day, seven days per week in the event of emergency
 - Property owner/host/local responsible party must respond on site within one hour
 - Must notify city within 10 days of any change
 - **Post certificate of registration** in common area of property



Summary of Proposed Registration Ordinance



Add new Chapter 42B – Short- Term Rentals

- Hosting platform to:
 - Promote responsible STR management and ownership
 - We are requesting hosting platforms not collect fees for facilitating transactions of unregistered properties
 - Require hosting platforms to register
 - Require hosting platforms provide a monthly report of active listings within City of Dallas



Summary of Proposed Registration Ordinance



Add new Chapter 42B – Short- Term Rentals

- Denial of registration
 - Noncompliance with all requirements
 - False statements on application
 - Failed inspections/not in compliance with zoning regulations and minimum property standards
 - Three or more citations for violations of Dallas City Code within previous 12 months prior to application
 - Within 2,000 feet from another registered STR
 - Delinquent ad valorem taxes, fees, fines or penalties owed to the city; delinquent HOT
 - Revocation of STR registration within past 12 months



Summary of Proposed Registration Ordinance

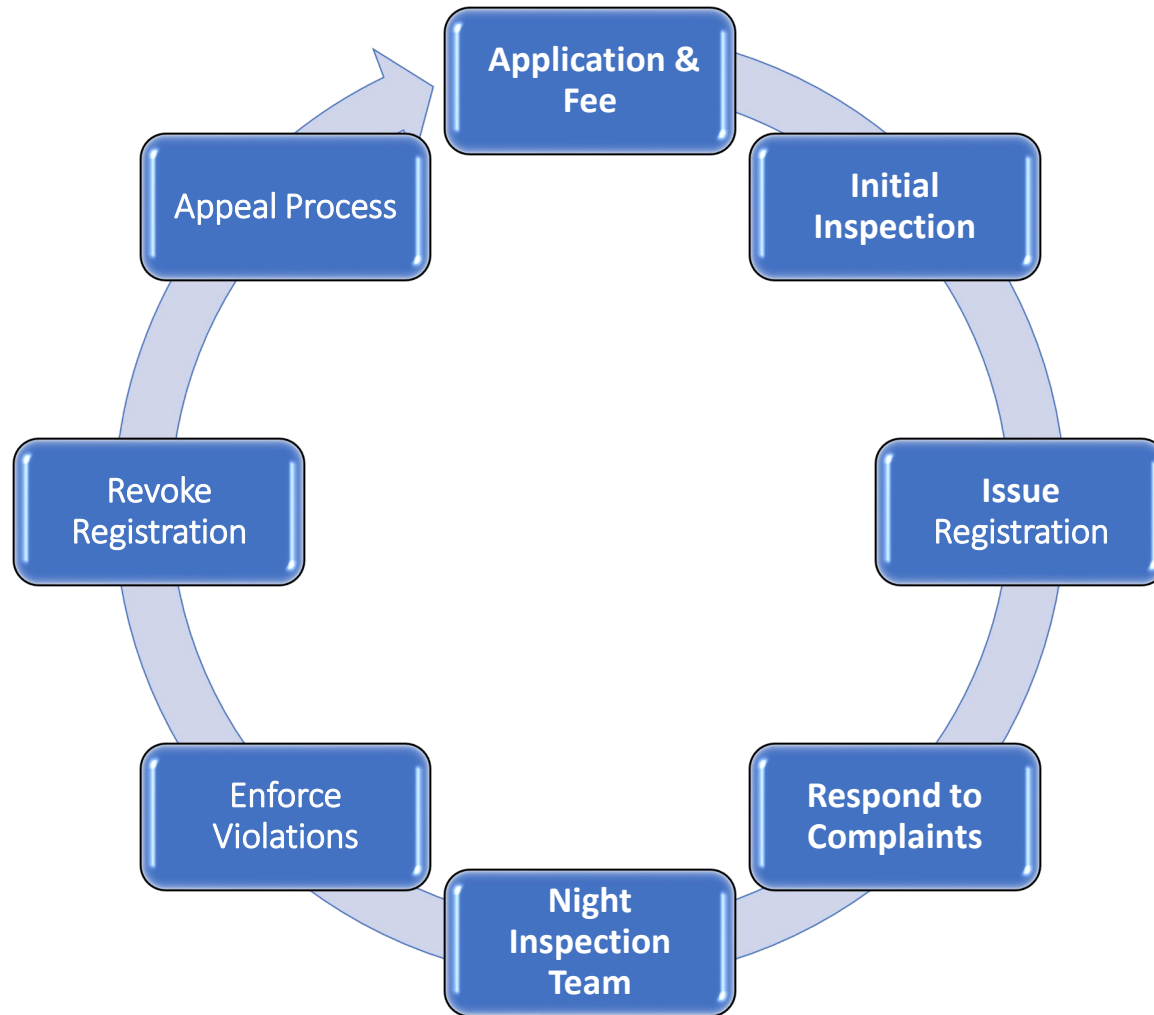


Add new Chapter 42B – Short- Term Rentals

- Revocation of Registration
 - Three or more citations for violations of Dallas City Code within 12-month period
 - Occurrence of egregious offense on property (commission of crimes related to drugs, prostitution, or serious breach of peace)
 - Owner to be notified of revocation and right to appeal in writing
 - Owner not permitted to apply for STR registration for one year following date of revocation
 - Revocation is final until Permit License and Appeal Board makes final decision



Registration Process



Revocation Enforcement Tool
May occur after three citations within one year; STR registration may be revoked, and the address barred from applying for renewal of registration for one year

- ❑ Includes but is not limited to parking, noise, litter, destruction of property, disorderly/criminal conduct or failure to pay hotel occupancy taxes
- ❑ Locations with a revoked registration may appeal to the Permit, License and Appeal Board for review





Proposed Regulations and Resource Needs

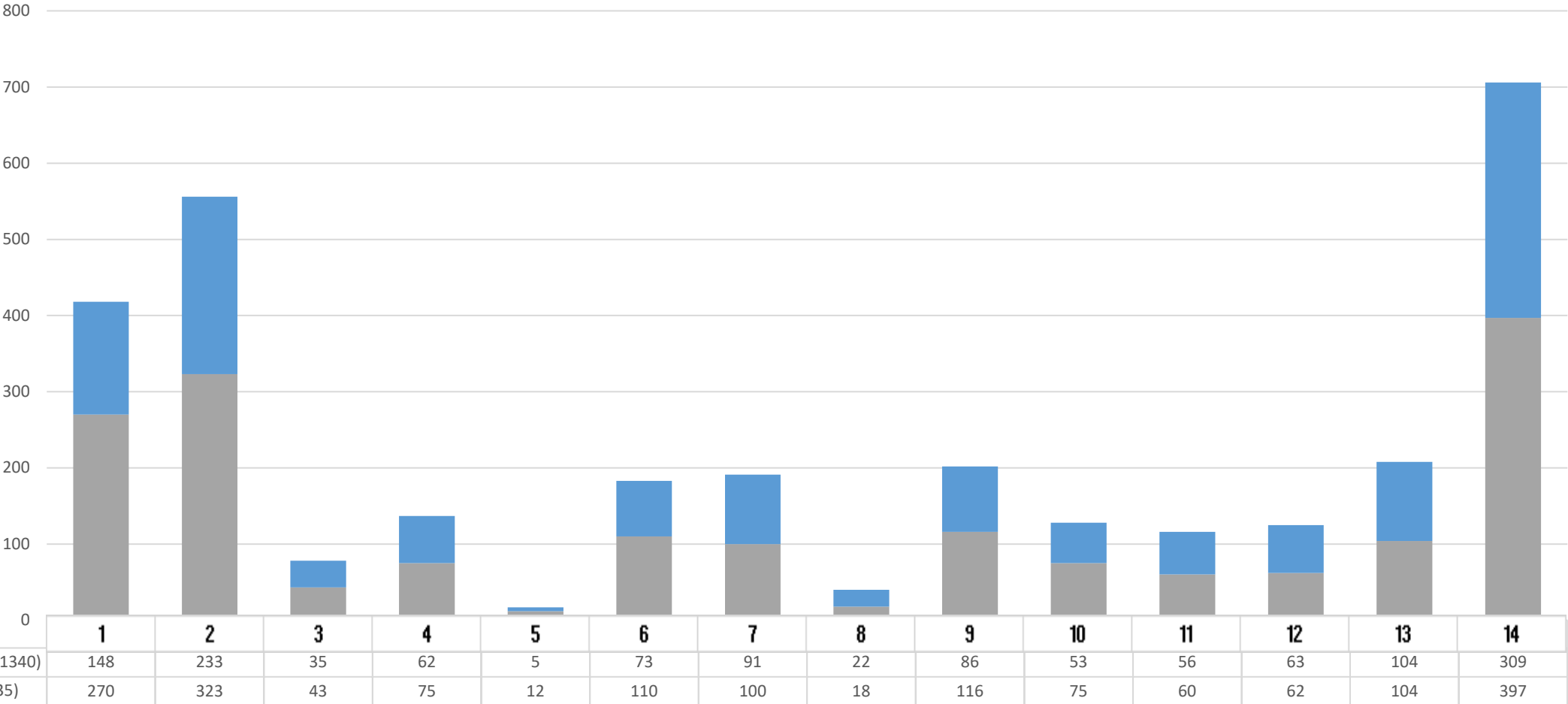
Jeremy Reed, Assistant Director
Code Compliance Services
City of Dallas



Proposed Regulations



HOT-Paying STRs and Potential STRs by Council District



As of 3.27.2023



Proposed Regulations



Acceptance of CPC Recommendations

- Appx. 95% of properties operating as STRs and paying HOT are within Residential zoned areas
 - 1,765 total HOT-paying STRs as of March 27, 2023
 - These properties will be in violation for illegal land use upon effective date of the ordinance
 - Complaint-based enforcement; proactive enforcement for illegal operators (with approval of compliance and enforcement software)



Proposed Regulations



Acceptance of CPC Recommendations

- Delay effective date of the ordinance to provide property owners in unapproved zones time to transition to allowable uses
- Register and inspect properties in allowed zones
 - Complaint-based and proactive enforcement of registration and operational requirements
 - Set registration and inspection fees to capture program costs for legal operators
- Conduct illegal land use enforcement in unapproved zones
 - Enforcement costs for illegal operators will need to be absorbed in general fund budget



Proposed Regulations



Reject or modify CPC Recommendations

- Proceed with registration ordinance upon adoption of zoning ordinance
- Register and inspect properties in allowed zones
 - Complaint-based and proactive enforcement of registration and operational requirements
 - Set registration and inspection fees to capture program costs for legal operators
- Conduct illegal land use enforcement in unapproved zones
 - Enforcement costs for illegal operators will need to be absorbed in general fund budget



Resources Needed for STR Registration program



Staffing

Accept CPC Recommendation (Presumed 150 STRs)

- **One (1) Supervisor** for scheduling and registration program management
- **One (1) Administrative Specialist II** to serve as clerical support for registration database
- **Seven (7) Code Officer III** to conduct inspections; day shift, Monday - Friday
 - Review enforcement system to locate violations for illegal land use, noise, and other regulations at unregistered/illegal locations
 - Respond to complaints
 - Registered STR Enforcement – Code Compliance will investigate, confirm violation, contact local responsible party, and issue notices/citations as necessary. Revoke registration of repeat offenders.
 - Unregistered STR Enforcement – Code Compliance will investigate, confirm illegal land use violation, issue notices/citations as necessary. Refer loud noise complaints/disorderly conduct to DPD.
- **Based on an estimated 95% of STRs being in residential zoned areas**



Resources Needed for STR Registration program



Staffing

Reject or modify CPC Recommendations (Presumed 3,000 STRs)

- **One (1) Manager** to oversee operations of STR Registration program
- **One (2) Supervisor** for scheduling and registration program management
- **One (1) Administrative Specialist II** to serve as clerical support for registration database
- **14 Code Officers** will be needed for registration, inspection and enforcement program, based on:
 - One initial annual inspection; reinspection as needed
 - Review enforcement system to locate violations for illegal land use, noise, and other regulations at unregistered/illegal locations
 - Respond to complaints
 - Includes day and evening shifts with coverage until 2:00 am on the weekends



Resources Needed for STR Registration program



Staffing

Reject or modify CPC Recommendations (Presumed 6,000 STRs)

- **One (1) Manager** to oversee operations of STR Registration program
- **One (4) Supervisor** for scheduling and registration program management
- **One (2) Administrative Specialist II** to serve as clerical support for registration database
- **28 Code Officers (30 for 24-hr model)** will be needed for registration, inspection and enforcement program, based on:
 - One initial annual inspection; reinspection as needed
 - Review enforcement system to locate violations for illegal land use, noise, and other regulations at unregistered/illegal locations
 - Respond to complaints
 - Includes day and evening shifts with coverage until 2:00 am (or all hours) on the weekends



Resources Needed for STR Registration program



Technology

- **Registration software** capable of online application and payment; case and inspection management
 - Created registration database – Anticipated to be operational pending PCI approval
 - Partnering with ITS and current vendor to finalize program
- **Compliance Activity & Enforcement software** to aid CCS staff with platform and host compliance:
 - **Address identification:** Monitoring hosting platforms; produce activity dashboard and map to monitor trends, etc.
 - **Compliance monitoring:** Up-to-date information for each identified rental unit and its compliance status; capable of sending letters to noncompliant properties 24/7; Monitor properties that become compliant after letter of enforcement
 - **Density management:** Track STR locations to ensure compliance with distance requirements



Resources Needed for STR Registration program



Technology

- Compliance Activity & Enforcement Software benefits:
 - Monitoring & Reporting
 - Establish baseline of STRs in Dallas
 - Real-time reporting of all new listings and daily calendar monitoring
 - Identify future bookings as they are made on the rental platform
 - Automatic identification of violations
 - Constituent Portal
 - Public-facing portal linked to CCS website
 - Permit data and responsible party contact information for STR property



Resources Needed for STR Registration program



Funding

	Accept CPC Recommendation (Assumed stock total of 150 STRs)		Reject CPC Recommendation (Assumed stock of 3,000 STRs)	
Staffing	-Supervisor -Admin Specialist II -7 Code Officer III	\$666,872	-Manager, 2 Supervisor -Admin Specialist II -7 Code Officer III -7 Code Officer II	\$1,328,752
Equipment	Vehicles, uniforms, safety equipment	\$488,523	Vehicles, uniforms, safety equipment	\$1,051,406
Training	Code Academy, safety training, self-defense	\$45,683	Code Academy, safety training, self-defense	\$110,513
Technology	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000
Annual Fee	Annual Registration Fee	\$248	Annual Registration Fee	\$404
Re-Inspection Fee	Re-Inspection Fee	\$144	Re-Inspection Fee	\$234
Total Expense	(annual expense after one time costs: \$602,420)	\$1,543,079	(annual expense after one time costs: \$1,721,279)	\$2,823,671
Estimated Revenue		\$48,001		\$1,562,631



Resources Needed for STR Registration program



Funding

	Reject CPC Recommendation (Assumed stock of 6,000 STRs)		Reject CPC Recommendation (Assumed Stock of 6,000 STRs) – 24hrs Wed-Sun	
Staffing	-Manager, 4 Supervisors -2 Admin Specialist II -14 Code Officer III -14 Code Officer II	\$2,557,682	-Manager, 4 Supervisors -2 Admin Specialist II -14 Code Officer III -16 Code Officer II	\$2,723,378
Equipment	Vehicles, uniforms, safety equipment	\$1,932,676	Vehicles, uniforms, safety equipment	\$2,171,189
Training	Code Academy, safety training, self-defense	\$217,067	Code Academy, safety training, self-defense	\$226,642
Technology	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000
Annual Fee	Annual Registration Fee	\$424	Annual Registration Fee	\$464
Re-Inspection Fee	Re-Inspection Fee	\$248	Re-Inspection Fee	\$265
Total Expense	(annual expense after one time costs: \$3,146,297)	\$5,049,425	(annual expense after one time costs: \$3,333,871)	\$5,463,209
Estimated Revenue		\$3,285,702		\$3,580,959



Outreach and Engagement



Following adoption of zoning and registration ordinances, Code Compliance will conduct outreach efforts to include:

- Communications team collaboration
- Social media broadcast
- Stakeholder community meetings
- City Council newsletters
- Mailers to currently registered operators
- Advertise on our Code Compliance website



Short-Term Rental Zoning and Registration Ordinances

City Council briefing
April 4, 2023



City of Dallas

Andreea Udrea, PhD, AICP
Assistant Director
Planning and Urban Design

Chris Christian, Director
Code Compliance Services

Jeremy Reed, Assistant Director
Code Compliance Services

• **Quality of Life Request – HB 2665**

- Bill prohibits a local government from adopting or enforcing a local law that :
 - Expressly or effectively prohibits the use of a property as an STR,
 - Regulates the duration or frequency of use of a property as an STR, or
 - Limits the number of occupants in an STR.

• **Quality of Life Request – HB 2665 Cont.**

- Bill authorizes a local government to adopt and enforce a local law that requires the owner or operator of an STR to:
 - Register the property as an STR,
 - Obtain all required tax registrations, receipts, or certificates,
 - Update registration information when the information changes,
 - Comply with parking, noise, and solid waste requirements, and
 - Designate and maintain at all times a local responsible party.

Appendix



Short-term Rental Survey – Texas Cities

City	Arlington	Austin	Carrollton	Dallas	Fort Worth	Frisco	Garland	San Antonio
Population	392,786	964,177	135,834	1,400,000	874,401	225,060	250,000	1,434,625
Number of Registered STRs	190	2,053	250-300	1,735 paying HOT	120 operating in zones that are legal; about 800 discovered after using enforcement software	148 permitted	N/A	As of the end of fiscal year 2022 a total of 3,345 active STRs.
What, if any, are the challenges with enforcement?	Being present at complaint	Identifying violations	Identifying Air B&Bs	No ordinance to enforce	Complaint driven / reactive approach	Haven't ran in to any as of yet	Timing of complaints after normal business hours, trying to determine the occupancy count of who is staying vs visiting, contacting owners	Code enforcement team is reactive when it comes to STRs. We receive the complaints, conduct research, and then send out a code officer to issues citations.
Do you collect HOT for STRs?	Yes	Yes	No, but will be	Yes	Yes	Yes	Yes	Yes
Do you receive a registration fee? If so, how much and how often is it collected?	\$500 application fee	\$733.80 application fee and \$412 renewal fee	\$250/yr.	Anticipate regulating in the future	\$150/yr. \$100 annual renewal fee	\$300/yr.	\$200/yr.	\$100/ 3 yrs.
Since implementing your STR regulations, how have your enforcement efforts been going?	N/A	N/A	Enforcement to start January 2024. Going through admin process.	N/A	Not easy to enforce, but not overwhelmed with people reporting	No issues	N/A	N/A

Appendix



Short-term Rental Survey – Texas Cities

City	Arlington	Austin	Carrollton	Dallas	Fort Worth	Frisco	Garland	San Antonio
Is the STR registration fee based on cost recovery for the city?	Registration fee is based on the time required for staff to review and process applications as well as perform code inspections and re-inspections. The STR permits bring in roughly \$8K per year which is shy of total expenses. However, the STR staff's time is split to support other departments.	Our fees are set at 100% cost recovery for administering the licensing program.		Dallas: fee study aimed at cost recovery.	N/A	N/A	N/A	A taskforce (individuals from neighborhoods, stakeholders, STR hosts) proposed the \$100 application fee. This was presented to city council with the proposed ordinance and was approved by council.
Any limits on the number STRs within an area?	No	Single family, No. Multi family, yes.	No	No	N/A	No	No	Type 1 STRs (owner occupied) are unlimited in block face. Type 2 STRs (non-owner occupied) is limited to 12.5% of block face.
Any limits as to where STRs are allowed?	Yes, none allowed in residential zones	No	Yes. STRs are not allowed in Multi-family.	No	Yes, none allowed in residential zones	Yes, not near industrial zones	You cannot have any STRs in commercial business zones	STRs are not allowed in: C-3 General Commercial District and all industrial districts.
If STRs are permitted, is an emergency contact, rules of behavior, and ordinance for STR guests required?	Yes	Yes	Yes	No	Yes, designation of local responsible party, host rules is required.	Yes	Yes	Yes, When permit is issued, a 24 hour designated operator is listed for emergencies/complaints. They are required to make this information available to guests.

Appendix



Short-term Rental Survey – Texas Cities

City	Arlington	Austin	Carrollton	Dallas	Fort Worth	Frisco	Garland	San Antonio
Do you require license/permit/registration numbers on the listing? Have platforms removed unregistered STRs?	No	N/A	N/A	No	Yes, registration number must be included on listing.	Yes	No	Yes, they are required to list their STR permit number on their listing. Platforms will not remove unpermitted postings.
Do Hosting platforms have to register with the city?	No	N/A	N/A	No	No	No	No	No
If yes, how do you enforce this?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Do you require hosting platforms to require city registration number prior to listing?	No	N/A	N/A	No	N/A	No	No	Limited enforcement: (we cannot compel AirBnB to require their hosts to provide this).
How do you enforce or plan to enforce the noise restrictions?	P.D.	N/A	P.D. also noted in ordinance	N/A	N/A	N/A	P.D. responds to calls for service, then assess and holds the property owner or violator liable. Working well so far	P.D.

Appendix



Short-term Rental Survey – Cities Outside Texas (Including Dallas)

City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
Population	498,700	654,776	1,400,000	~825,000	91,105
Number of Registered STRs	1,115 STR licenses issued as of March 2022. Cannot provide you with an accurate number. However, Granicus and other short-term rental compliance companies have stated that there are approximately 8K to 10k STRs. We are under the impression that this number includes Metro Atlanta and not just City of Atlanta.	Currently have 904 active Short Term Rental licenses in the City of Boston	1,735 paying HOT	N/A	175
What, if any, are the challenges with enforcement?	We anticipate issues of keeping track of illegal listings that have not obtained a STRL. We would not have the man power to search platforms and compare applications.	N/A	No ordinance to Enforce	Staffing shortages; certain STR hosts are discovering the loophole in the SF regulatory scheme i.e. hosts are listing unhosted stays as hosted and it's difficult to classify stays as hosted (no limit) or unhosted (limit of 90)	One (1) Code Enforcement Officer is responsible for all STR and medium-term violation complaints. There are over 16,000 listings across numerous platforms in the city. We do not have the staff nor the time to stay on top of this. Hope to have a consultant on board by the end of the calendar year.



Short-term Rental Survey – Cities Outside Texas (Including Dallas)

City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
Do you collect HOT for STR?	Yes	N/A	Yes	The SF Office of the Tax Collector collects the HOT from hosts; the OSTR assures that hosts have a business registration indicating they owe HOT; AirBnB actually remits HOT for their users	Yes; Transient Occupancy Tax
Do you receive a registration fee? If so, how much and how often is it collected?	\$150/year NOTE: \$150- Nonrefundable Payment is required at time of submittal of application. Primary residence and one additional dwelling unit = \$150	The fees for Short Term Rental are as follows: \$200 annually for Home Share and Owner Adjacent units \$25 annually for Limited Share Units	Anticipate regulating in the future	\$550; collected at application and at application renewal (every 2 years)	Initial Home Share Applications are \$298.28 (first year) and renewal applications \$100/annually. If an applicant closes their home share license, they will have to apply for the initial application again.



Short-term Rental Survey – Cities Outside Texas (Including Dallas)

City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
Is the STR registration fee based on cost recovery for the city?	<p>Unsure of how the fee was determined or if a fee study was done. City Councilmembers created the Ordinance.</p>	N/A	<p>Dallas: fee study aimed at cost recovery.</p>	<p>The fee is supposed to cover the cost of the program. However, at the program's inception the fee was set only at \$50 as a means to incentivize individuals conducting short-term rentals to seek permits and legalize their operations. The fee was raised to \$250, then to \$450, and finally last year to \$550 to get closer to cost recovery. Fee is anticipated to be raised in July 2023 to get closer to cost recovery. The two-year term was decided by the SF legislators also at program inception.</p>	<p>For a number of years, the new home share application was \$150, and the renewal application was \$75. Yes, a fee study was conducted a couple of years ago and the consultant recommended fees based on cost recovery. On July 1st, the fees will increase approximately 4% over current fees.</p>
Any limits on the number STRs within an area?	<p>Currently, no. There is an amended ordinance that may be introduced if passed that will limit how many in an area or multi-family building.</p>	N/A	No	No limit on the number of STRs	No

Appendix



Short-term Rental Survey – Cities Outside Texas (Including Dallas)

City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
Any limits as to where STRs are allowed?	Currently, no. There is an amended ordinance that may be introduced if passed where STRs are allowed.	No	No	There are properties in SF that are controlled or owned by either the Federal Government or the SF Port which are not allowed to have STRs	No
If STRs are permitted, is an emergency contact, rules of behavior, and ordinance for STR guests required?	Yes, must notify neighbors, must have a 24 hour STR Agent. Must have required rules posted.	Yes, local contact must respond within two (2) hours.	No	The regulations do not require an emergency contact	STRs are not allowed.
Do you require license/permit/registration numbers on the listing? Have the platforms removed unregistered STRs?	Yes, STRL number must be listed on the listing. Airbnb has created an area for host to put the number.	N/A	No	Yes- we ask that each listing have either a record number for the application or the certificate number given to approved applications	Yes, we require the City of Santa Monica home share permit number on the listing
Do Hosting platforms have to register with the city?	They do not have to register to my office. However, they must be registered to the Office of Revenue so they can send tax payments	Booking agents enter into agreement with city to assist with enforcing the ordinance to include removing ineligible listings.	No	SF requires that hosting platforms comply with the regulations, which entails sending the OSTR monthly lists of the listings on their websites; there is no fee for this	No

Appendix



Short-term Rental Survey – Cities Outside Texas (Including Dallas)

City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
If yes, how do you enforce this?	N/A	Airbnb is the largest booking agent and they have an agreement with the city.	N/A	In SF the two largest hosting platforms are AirBnB and VRBO. Combined they have more than 9 out of 10 listings in SF. Because those platforms and the City of SF were part of a federal settlement agreement over the legality of a City ordinance, OSTR always receives the monthly correspondence from these two hosting platforms. OSTR is currently working on getting other minor hosting platforms to provide the monthly correspondence. To date we have been successful in getting those platforms to comply. If OSTR encounters a hosting platform that does not comply that OSTR will seek to use its enforcement and administrative penalty powers (these are in SF Admin Code Chapter 41A).	N/A
Do you require hosting platforms to require city registration number prior to listing?	Airbnb has their own guidelines on how they handle host that will list. We do not regulate how they handle listings	Booking agents who accept a fee for an ineligible STR may be subject to a fine	No	SF requires that listings are identified either by their application number or their certificate number	Yes. Hosts are aware of the City of Santa Monica's six digit permit numbers and will make up a number which may or may not be linked to a valid business license number.
How do you enforce or plan to enforce the noise restrictions?	City of Atlanta has a noise ordinance that host and guest must abide by. Atlanta Police Department handles noise complaints.	Enter into an agreement with booking agent.	N/A	The Police and the Dept of Public Health enforce the SF Noise Ordinance	We investigate noise complaints and remind the hosts that they must comply with home share ordinance rules or be subject to administrative citations and fines.